141.0	0003	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,800 /	760,800
					USE VALUE:	760,800 /	760,800
					ASSESSED:	760,800 /	760,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRASER DAVID S
Owner 2:	
Owner 3:	
Street 1:	63 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRASER JEAN M -
Owner 2:	-
Street 1:	63 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1901, having primarily Wood Shingle Exterior and 2088 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11257.000	283,400		477,400	760,800
Total Card	0.258	283,400		477,400	760,800
Total Parcel	0.258	283,400		477,400	760,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.37 | /Parcel: 364.37

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 90653

GIS Ref

GIS Ref

Insp Date 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,400	0	11,257.	477,400	760,800		Year end	12/23/2021
2021	101	FV	275,300	0	11,257.	477,400	752,700		Year End Roll	12/10/2020
2020	101	FV	275,300	0	11,257.	477,400	752,700	752,700	Year End Roll	12/18/2019
2019	101	FV	222,300	0	11,257.	477,400	699,700	699,700	Year End Roll	1/3/2019
2018	101	FV	260,300	0	11,257.	422,800	683,100	683,100	Year End Roll	12/20/2017
2017	101	FV	260,300	0	11,257.	354,600	614,900	614,900	Year End Roll	1/3/2017
2016	101	FV	260,300	0	11,257.	354,600	614,900	614,900	Year End	1/4/2016
2015	101	FV	246,900	0	11,257.	306,900	553,800	553,800	Year End Roll	12/11/2014

!10892!

PRINT

Date	Time
12/30/21	11:33:07

LAST REV

Date	Time
03/27/19	09:59:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER JEAN M,	58131-183		12/21/2011	Estate/Div	1	No	No		
	13023-609		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	90653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1735	Re-Roof	18,860	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	345	PATRIOT
12/30/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11257		Sq. Ft.	Site		0	70.	0.61	8			Shape	-10					477,356						477,400	

Total AC/HA:	0.25843	Total SF/SM:	11257	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,356	Spl Credit		Total:	477,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15287352
Const Adj.:	0.98990101
Adj $ / SQ:	154.066
Other Features:	91800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474764
Depreciation:	191330
Depreciated Total:	283434

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

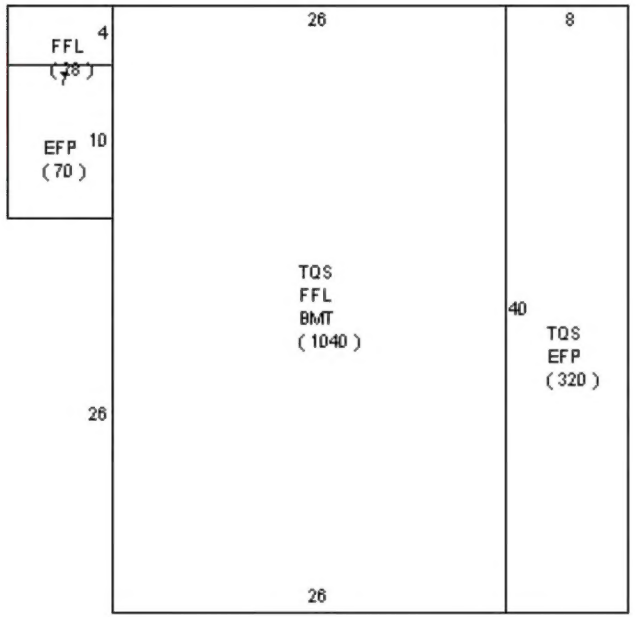
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.07
Special Features:	0	Val/Su Net:	80.56
Final Total:	283400	Val/Su SzAd	135.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	154.070	164,543
BMT	Basement	1,040	46.220	48,069
TQS	3/4 Story	1,020	154.070	157,147
EFP	Enclos Porch	390	33.860	13,206

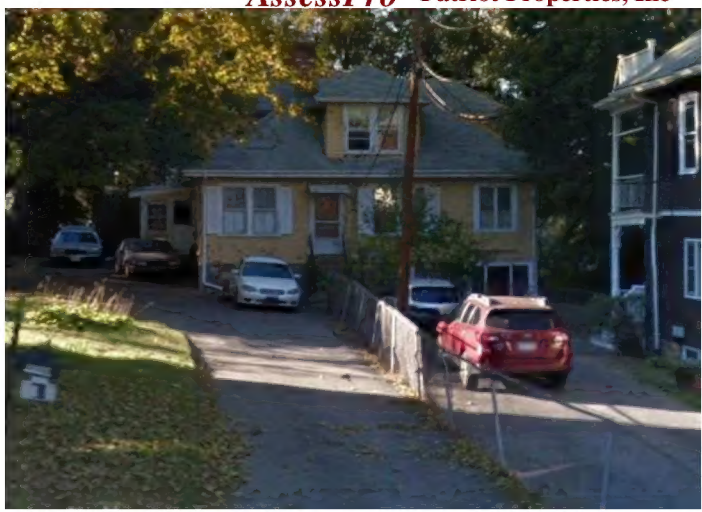
Net Sketched Area:	3,518			Total:	382,965
Size Ad	2088	Gross Area	3858	FinArea	2088

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

141.0-0003-0005.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	